

*These minutes are not official until approved by the City of Evansville Plan Commission.*

**City of Evansville Plan Commission  
Special Meeting  
December 3, 2018, 6:00 p.m.  
City Hall (Third Floor), 31 South Madison Street**

**MINUTES**

1. **Call to Order** at 6:05 pm.

2. **Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Mayor Bill Hurtley	P	John Morning, Applicant
Aldersperson Rick Cole	A	Andy Phillips, Applicant
Aldersperson Erika Stuart	A	Jim Gerber, Applicant
Bill Hammann	P	Other members of the public
John Gishnock	P	
(Vacant)	-	
Susan Becker	P	

3. **Motion to approve the agenda, moving items 7C and 7D before 7A by Hammann, seconded by Becker. Approved unanimously.**

4. **Motion to waive the reading of the minutes from the November 17, 2018 Special Meeting and approve them as printed by Hammann, seconded by Becker. Approved unanimously.**

5. **Civility Reminder.** Hurtley noted the City's commitment to civil discourse.

6. **Citizen appearances other than agenda items listed.** None.

7. **New Business**

**A. Public Hearing and Review of Extraterritorial Jurisdiction Land Division Application LD-2018-09 on parcel 6-12-75A and 6-12-75A1 at 4917 N Cty M to adjust the lot lines of existing lots and create no new parcels.**

**i. Initial staff and applicant comments.** Sergeant noted this is a lot line adjustment request.

**ii. Public Hearing.** Hurtley opened the public hearing at 6:18pm, and closed it at 6:19pm. No comments were brought forward from those in attendance.

**iii. Plan Commissioner Questions and comments.** None

**iv. Motion with Conditions.** **Motion to recommend to Common Council approval of the extraterritorial land division application to adjust the lot lines of existing parcel 6-12-75A (Tax ID 024014004) and 6-12-75A1 (Tax ID 024014005) and create no new parcels, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the condition the**

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**applicant files the final CSM with Rock County Register of Deeds. Motion by Hammann, second by Becker, approved unanimously.**

- B. Concept Discussion regarding Conditional Use Application CUP-2018-12 to allow Outdoor Display on Parcel 6-27-958.091A2 at 801 Brown School Road (Ace Hardware).** Sergeant summarized the overall project. Gerber added the goal is to provide a spot to get convenience lumber. Commission discussed a 6 foot tall chain-link fence, adding landscaping to screen structures and encouraging “phase 2” structure to be built first. Gishnock clarified structure height to be about 18 feet. Applicant will return with more in depth landscaping plans and elevations.
- C. Motion to approve minor exterior design and site plan revisions for CUP-2018-04 on Parcel 6-27-959.3 (Lot 1) on Brown School Road as illustrated** by Hammann/Becker. Approved Unanimously.
- D. Motion to approve minor exterior design and site plan revisions for CUP-2018-09 on Parcel 6-27-958.091a1 on Brown School Road for white vinyl siding and black vinyl windows as illustrated** by Hammann/Becker. Approved Unanimously.
- E. Motion to Approve 2019 Meeting Schedule** by Hammann/Becker. Approved Unanimously.

## 8. Old Business

- A. Zoning Ordinance Updates (Placeholder). Sergeant shared an overview of required ordinance changes.** Becker asked how the Chicken Keeping Ordinance can be updated. Commission discussed various ways to update ordinances. Gishnock pointed out some of the ordinance relating the businesses are more important to get updated more quickly.

## 9. Monthly Reports

- A. Report from the Community Development Director**
  - i. Report on permitting activity by Zoning Administrator.** None
  - ii. Report on building permits and enforcement.** 317 Cherry Street was in County Court, with the judge ruling the home has to be razed by Dec 26<sup>th</sup>, 2018.
  - iii. Other.** None
- B. Report of the Evansville Historic Preservation Commission.** None
- C. Report on Common Council actions relating to Plan Commission recommendations.** None
- D. Report on Board of Appeals actions relating to zoning matters.** Board met, approved fence on Prairie View Drive.
- E. Planning education/news: Planning, October 2018: “People over Parking” and “Parking Price Therapy”.** Commission discussed importance of prioritizing pedestrians and using share lots.

**10. Next Meeting Dates: Monday; January 7; February 4; March 4; and April 1, 2019 at 6:00pm**

**11. Motion to Adjourn by Hammann, seconded by Becker, passed unanimously.**